

GROUND LEASE

**JACK IN THE BOX
PRIME QSR OPPORTUNITY**



**110 E. WILLIAM CANNON DR.
AUSTIN, TX, 78745
AVAILABLE 9/14/2027**



**EXISTING
DRIVE THROUGH**



**.86 ACRES
LOT SIZE**



**SIGNALIZED
CORNER**



**STRONG SOUTH
AUSTIN TRADE AREA**



LEASING CONTACTS

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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- ✓ Existing resaraunt building with drive -through infrastructure in place.
- ✓ Excellent visibility and access along one of South Austins primary retail corridors.
- ✓ Surrounded by strong national retailers, dense residential neighborhoods, and daytime employment.
- ✓ Ideal for QSR, fast casual, coffee, or other restaurant concepts

NEARBY SITES

- South Congress District (SoCo)
- St. Elmo District
- Sunset Valley Marketfair
- St. Davids South Austin Medical
- Barton Creek Mall
- Austin-Bergstorm International Airport



QUICK FACTS

BUILDING SIZE

2,300 SF

LOT SIZE

.86 Acres

PARKING SPACES

25+

YEAR BUILT

1987

FRONTAGE

300 Ft - William Cannon Dr. & South Congress Ave.

TRAFFIC COUNTS

Combined +76,000
Intersection VPD

PROPERTY ID

335921

LEASE TYPE

Ground Lease

AERIAL & TRADE AREA



DOWNTOWN AUSTIN
5 MILES

ST. ELMO DISTRICT
1 MILE

WILLIAM CANNON DR.

S CONGRESS AVE.



POPEYES

Walgreens

**STRONG NATIONAL RETAIL CORRIDOR WITH DENSE RESIDENTIAL
NEIGHBORHOODS AND DAYTIME EMPLOYMENT**

PROPERTY PHOTOS



FUTURE POTENTIAL

Renderings are intended to showcase the flexibility and potential of the property and do not depict current conditions. A versatile space ready to support a wide range of uses.



MARKET SNAPSHOT



314,454+

RESIDENTS IN
5-MILE RADIUS



\$120,812

AVERAGE HH INCOME
5-MILE RADIUS



233,179+

DAYTIME POPULATION
5-MILE RADIUS



140,786+

HOUSEHOLDS IN
5-MILE RADIUS

DEMOGRAPHICS (2025 ESRI ESTIMATES)

	1 MILE	3 MILES	5 MILES
POPULATION	20,952	137,283	314,454
HOUSEHOLDS	9,584	62,321	140,786
AVG HH INCOME	\$98,631	\$111,962	\$120,812
DAYTIME POPULATION	15,932	110,482	233,179
TOTAL EMPLOYEES	11,176	76,389	162,646
MEDIAN AGE	36.2	35.6	36.1

TRAFFIC COUNTS (TxDOT 2025)

E. WILLIAM CANNON DR.	+46,000 VPD
S. CONGRESS AVE.	+30,000 VPD
INTERSECTION	=76,000 VPD

DRIVE TIMES

Downtown Austin11 Minutes
IH-35 5 Minutes
Hwy 71 6 Minutes
MoPac (Loop 1) 10 Minutes
Airport 15 Minutes

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